



**Connells**

Flat 6 7-8 Market Place  
Wincanton



### Property Description

We are delighted to welcome to the market this modern one bedroom, third floor apartment. The property has a beautiful lounge with carpet throughout and a few steps allowing access to the bedroom. The fitted kitchen has both wall and base units offering storage space. It has an electric oven with an induction hob as well as a fridge. The double bedroom has electric heaters. The part tiled bathroom has a shower block along with a WC and wash hand basin with base units.

The property is located in Wincanton and is a short walk away from amenities including, independent shops, supermarkets, a leisure centre and a gym. There is also an active community within Wincanton with a number of societies and several churches. There are excellent travel links with the A303 within five minutes drive providing good road access to London and the South West. There are also excellent rail links with stations at Templecombe, Gillingham, Castle Cary and Bruton.

### Entrance Hall

The entrance into the property has one single pane sash window to the front of the property. It has a fuse box and coat hangers.

### Sitting Room

12' 8" x 12' 2" ( 3.86m x 3.71m )

The sitting room has one double glazed window to the rear of the property. It has an electric heater, a TV point, a wifi point and a buzzer phone.

### Kitchen

5' 5" x 11' 1" max ( 1.65m x 3.38m max )

The part tiled kitchen has a single pane sash window to the side of the property. It has both wall and base units, a fire alarm, a one bowl stainless steel sink and drainer, a fridge, an electric oven with an induction hob and storage units with a water emersion tank.

### Bedroom 1

11' 9" x 10' 6" ( 3.58m x 3.20m )

The double bedroom has one single pane sash window to the front of the property. It has carpet flooring throughout and electric heaters.

### Bathroom

The part tiled bathroom has wooden flooring. It has a shower block, a WC, a wash hand basin with base units, an extractor fan and a large storage cupboard.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Awaiting Photograph

To view this property please contact Connells on

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4 Clive House High Street  
 GILLINGHAM SP8 4QT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/GIL305709](http://connells.co.uk/Property/GIL305709)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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